

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		WARREN ST, ARLINGTON

## OWNERSHIP

Owner 1:	MURPHY JOSEPH G--ETAL		
Owner 2:	MURPHY MARTA		
Owner 3:			
Street 1:	155 WARREN STREET #1		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Aluminum Exterior and 1737 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	584,300	3,300		587,600
Total Card	0.000	584,300	3,300		587,600
Total Parcel	0.000	584,300	3,300		587,600
Source: Market Adj Cost	Total Value per SQ unit /Card:		338.28	/Parcel: 338.2	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	575,400	3300	.		578,700	578,700	Year End Roll	12/18/2019
2019	102	FV	515,100	3300	.		518,400	518,400	Year End Roll	1/3/2019
2018	102	FV	455,400	3300	.		458,700	458,700	Year End Roll	12/20/2017
2017	102	FV	415,000	3300	.		418,300	418,300	Year End Roll	1/3/2017
2016	102	FV	415,000	3300	.		418,300	418,300	Year End	1/4/2016
2015	102	FV	383,400	3300	.		386,700	386,700	Year End Roll	12/11/2014
2014	102	FV	365,900	3300	.		369,200	369,200	Year End Roll	12/16/2013
2013	102	FV	365,900	3300	.		369,200	369,200		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

046.G-0001-0001.0

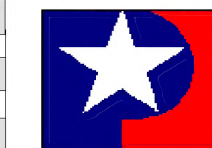
## PRINT

Date	Time
12/10/20	19:04:07

**LAST REV**

Date	Time
07/31/18	08:40:2

danam	3949
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**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	152505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	641-2132,Building Number 1; WDK 16X3.

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1922	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 1	Rating:	Average
WSFlue:	Rating:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM:s	7	BR:s	3	Baths:	1	HB	1					

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	68.000000000
Name:	108 - 7066

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.25449049
Const Adj.:	0.99989998
Adj \$ / SQ:	370.038
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	717755
Depreciation:	133503
Depreciated Total:	584253

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	370.04	
Special Features:	0	Val/Su Net:	336.38	
Final Total:	584300	Val/Su SzAd	336.38	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 046.G-0001-0001.0

[illegible]

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,737	370.040	642,75	
Net Sketched Area:		1,737	Total:	642,75	
Size Ad	1737	Gross Are	1737	FinArea	173

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
5						
5						
7						

**IMAGE**

**AssessPro** Patriot Properties, Inc

